

**AUTOMATED RECORD SEARCHING AND OUTPUT GENERATION
RELATED THERETO**

ABSTRACT OF THE DISCLOSURE

A computerized method of searching property records relating to a specific parcel includes receiving property record data for a plurality of parcels into a computer system. The property record data relates to source property record documents. The method also includes storing the property record data in a searchable database and receiving into the computer system an identifier. The method further includes using the identifier to search the database and select from the property record documents a set of relevant documents relating to the parcel. The method also includes using the set of relevant documents to produce a data summary and outputting the data summary from the computer system. The data summary comprises information from which an underwriter can underwrite a title policy, using commonly-accepted title policy underwriting rules, without reference to the source documents, or images thereof, from which the data summary originated.

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